

Single Family Residence **RESIDENTIAL**

12545 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$551,090 TopHap Estimate · \$180 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,069 ft²
LIVING AREA

0.23 ac
LOT SIZE

1999
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$551K

\$520K low

\$583K high

Last Sale

\$252,500 · Mar 11, 2003

Est. Owner Equity

\$251,090

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$4,234 (2025)
Assessed Value	\$241,069
Previous Assessed	\$234,275
Assessor Market Value	\$460,005

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Patio · 608 ft²

Porch · 244 ft²

CLIMATE RISK

1
FLOOD

33
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 9, 2006	Quitclaim	Quit Claim Transfer			
Mar 11, 2003	Resale	Grant Deed	\$252,500	\$82	
Mar 11, 2003	Resale	Grant Deed	\$252,500	\$82	\$202K
Mar 10, 1999	Resale	Grant Deed	\$45,000	\$15	\$174K
Mar 10, 1999	Resale	Trustees Deed	\$32,200	\$10	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boyette Springs Elementary School	Elementary	PK–5	1.3 mi
Rodgers Middle Magnet School	Middle	6–8	1.5 mi
Riverview High School	High	9–12	1.8 mi

District: Hillsborough County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 33569

65 CRIME INDEX	275 AIR POLLUTION	32,078 POPULATION	\$92K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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